



EDGE OF TOWN CENTRE - Welcome to Coniston House, a charming two double bed first-floor apartment located in the heart of Chesterfield, Derbyshire. This delightful first floor apartment boasts two inviting DOUBLE bedrooms, a modern separate kitchen with integrated appliances including an oven, hob and extractor, tall fridge freezer and washing machine, cosy lounge and a modern bathroom complete with a white suite and a shower over the bath, the perfect place to relax after a busy day!

With a generous 582 sq ft of living space, this apartment offers a comfortable and convenient lifestyle. The property features parking for one vehicle in the communal car park provides peace of mind and convenience for residents.

Coniston House is ideally situated with easy access to the M1 motorway junction 29 and main commuter/bus routes, making travel a breeze for commuters. Furthermore, the property is within walking distance to the vibrant town centre of Chesterfield, offering a plethora of amenities, shops, retail parks, Chatsworth Road, Queens Park and dining options right at your doorstep.

Whether you prefer a furnished or unfurnished living space, this apartment caters to your needs, allowing you to create a home that suits your style and preferences.

Don't miss the opportunity to make Coniston House your new home. Experience the convenience of apartment living combined with the tranquillity of Derbyshire surroundings. Book a viewing today and step into your new

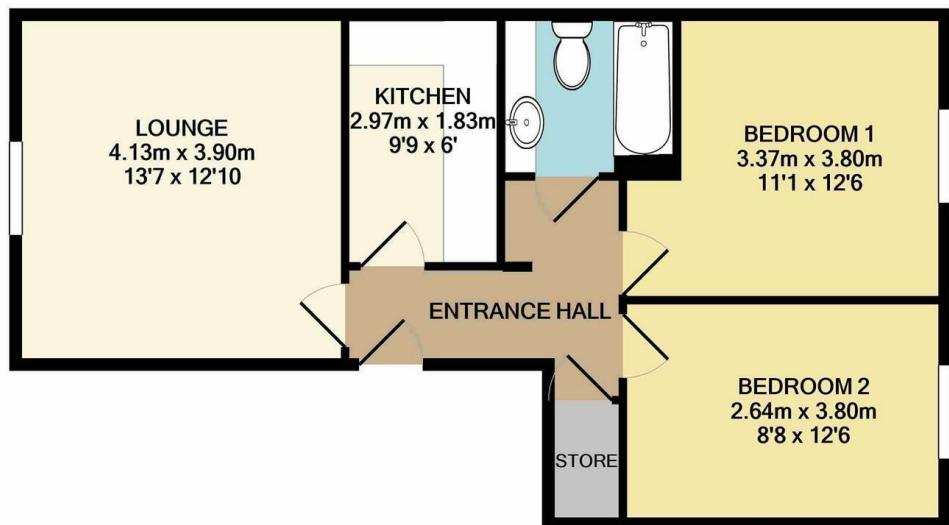
- Luxury First Floor Two DOUBLE Bed Apartment -Furnished or Unfurnished
- Modern Bathroom With White Suite and Shower over Bath
- Close to M1 Motorway Junct 29 and Main Commuter/Bus Routes
- Allocated Parking Space in Communal Car Park
- Cosy Lounge/Diner
- Separate Modern Kitchen with Integrated Oven, Hob and Extractor, Tall Fridge Freezer and Washing Machine
- Walking Distance to Chesterfield Town Centre and Nearby Retail Parks
- Council Tax-B - uPVC Double Glazing and Electric Heating - EPC Rated C
- Neutral Decor and Carpets Throughout
- Short Drive to the Peak District, Train Station, College and Hospital



PINEWOOD
PROPERTIES
Est. 2004

Coniston House
Spinner Croft, Chesterfield
£795 Per Month

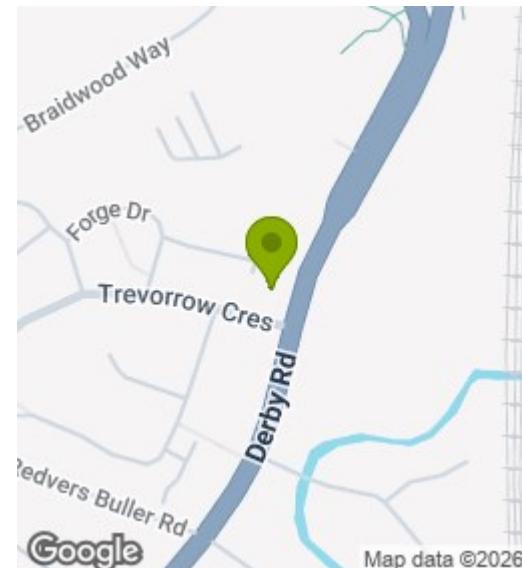
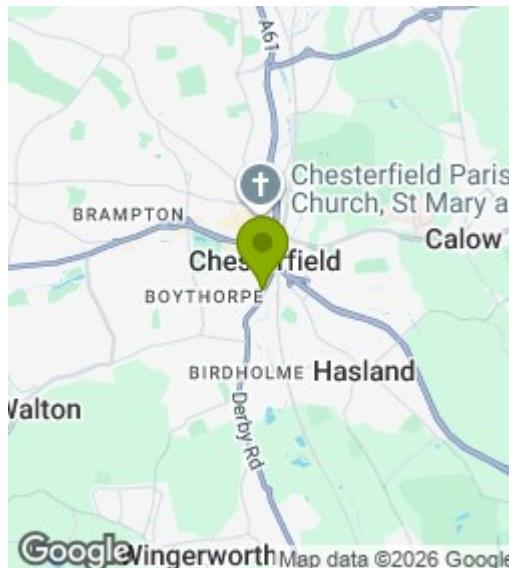




TOTAL APPROX. FLOOR AREA 54.1 SQ.M. (582 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(91-81) B	80	(81-80) B	
(80-70) C	85	(70-60) C	
(50-40) D		(60-50) D	
(30-20) E		(50-40) E	
(20-10) F		(40-30) F	
(10-0) G		(30-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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